Davidson County DEEDWARR
Recvd: 05/01/08 11:43 2 pgs
Fees:13.00 Taxes:1850.00
20080501-0044455

3044

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2008.

Notary Public

My Commission Expires: 1-12-09

TIA J. PARKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Address New Owner As Follows:
Bryan Church
884 Van Leer Drive
Nashville, TN 37220

Send Tax Bills To:
OWNER

Map-Parcel Number:
116-04-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIANA BAIN MOBLEY, EXECUTOR OF THE ESTATE OF CLARA DAY STONE, DECEASED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRYAN CHURCH**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly one-half Lot 24 and the southerly 1/2 of Lot 23 on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for said County.

Said parts of said lots front together 100 feet on the easterly side of Kenner Avenue and run back 152.76 feet more or less on the northerly line and 146.25 feet more or less on the southerly line, to the westerly line of a 10-foot reserved strip and measure 100.18 feet on said strip.

Being the same property conveyed to H. H. Stone and wife, Clara D. Stone by Warranty Deed from R.C. Halbrook and wife, Etna S. Halbrook of record in Book 1557, Page 408, Register's Office for Davidson County, Tennessee. The said H.H. Stone died July 2, 1962, leaving Clara Day Stone as surviving tenant by the entirety. The said Clara D. Stone died June 5, 2006. Pursuant to the terms of Mrs. Stone's will recorded in the Seventh Circuit Clerk's Office (Probate Division) on June 21, 2006 under Docket No. 06P-961, subject property was devised to Estate of Clara Day Stone, Diana Bain Mobley, Executor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2008 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 3965, Page 882, Register's Office for Davidson County, Tennessee.

This is improved property known as: **178 Kenner Avenue Nashville,TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of April, 2008.

Diana Bain Mobley

Diana Bain Mobley, Executor Estate of
Clara Day Stone, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diana Bain Mobley, Executor of the Estate of Clara Day Stone, deceased, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2008

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

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